

HAMILTON COUNTY BOARD OF COMMISSIONERS  
JOINT MEETING WITH  
SHERIDAN TOWN BOARD  
MARCH 15, 2004

The Hamilton County Board of Commissioners met with the Sheridan Town Board on Monday, March 15, 2004 at 4:30 pm. The meeting was held at the Sheridan Town Hall, 506 Main Street, Sheridan, Indiana. President Dillinger called the meeting to order and declared a quorum present of Commissioner Christine Altman, Commissioner Steven C. Dillinger and Commissioner Steven A. Holt.

**Lamong Road Extension:**

John Snethen stated Sheridan is beginning to grow, they have one housing development and three more developments are beginning. Due to the growth they are running into engineering problems regarding utilities. Mr. Snethen stated the Lamong Road extension from SR 38 to 246th Street is needed to provide the ability to extend utilities. This would help Sheridan's economic development. Mr. Snethen stated they would like the project included in Hamilton County's 2004 or 2005 budget. Sheridan needs the project to be complete in three to five years.

Dillinger stated the Lamong Road Project was put on hold due to the current COIT shortfall. Mr. Joel Thurman stated the pre-plans are done, right of way engineering is done, the final plans are 80%-90% complete. They are waiting for right of way services which consists of land appraisals and land purchases. There is no estimate of costs for the land acquisition at this time. The projected budget for this project is \$3.5 million for construction. Nothing has been budgeted for this project in 2003 or 2004. Right of way design will take 23 acres of agricultural land at an estimated price of \$4,000 to \$5,000 per acre, which would be a total estimated land acquisition cost of \$115,000.

Altman stated there have been no new projects added to the list due to a lack of cash. This project is eligible to be placed in the MPO Rural request for Federal Aid. We are waiting for their call for projects which is estimated to be in two to three months. If awarded the funding it is typically 80% federal funds and 20% local funds. Mr. Snethen asked if this project could be put into a Bond Issue? Dillinger stated we would have to find funds to service the bond and the County is unable to back bonds with property tax base, cities and towns are able to bond with a property tax base. Hamilton County has no excess COIT to fund bonds. Dillinger asked Mr. Snethen if there is a time frame for the project? Mr. Snethen stated they are waiting on the County. Mr. Thurman estimated it would take approximately \$200,000 for right of way services, which would bring the project to the construction stage. Dillinger asked Mr. Davis if the County has any money we could move around for this project? Mr. Davis stated he would have to look. If federal funds are awarded for this project we would have to back-up several steps to meet federal grant requirements. It was designed to meet INDOT specifications.

Holt stated Lamong Road was put on the Thoroughfare Plan because we thought Hamilton County might be purchasing Biddle Airport and it would need a major thoroughfare to keep traffic moving with the thought that some day Lamong would be a major thoroughfare such as 146th Street will be to I-69.

Mr. Snethen asked if the Commissioners could suggest any creative financing? Dillinger stated you could Bond, create a TIF, annex, turn it into the MPO requests, which would be three to five years. Mr. Snethen stated they would need significant commercial base for a TIF district and this will be mostly residential.

Altman asked if this could be redesigned as two lanes, not four lanes? Mr. Snethen stated they need a two lane road with enough easement to expand in the future. Mr. Phil Beer stated that would save approximately \$1 million. Holt stated this could be a two lane road without a median, with swale drainage with a estimated project length of 1.5 miles. Altman would like USI to look at designing it as a two lane road. Mr. Jim Wallace stated the Hamilton County Council is supportive in getting money to Sheridan. Mr. Wallace stated he believes the Council can come up with \$200,000 to get to the next step. Altman stated we can't make any land offers until we have the money to purchase right of way. Holt stated he does not want to scale back the land acquisition due to possible further expansion. Holt motioned to have the Highway Department request an additional appropriation of \$200,000 to get to the next step, which is land acquisition, for the Lamong Road Project. Altman seconded. Motion carried unanimously. Dillinger stated we need to look at alternatives for financing the construction.

**Park Land:**

Mr. Snethen stated the Town Board spoke to Al Patterson about the possibility of the Hamilton County Parks Department purchasing land owned by Habitat for Humanity (22 acres) and Marathon Oil (59 acres). Al told them there were grants available for a PGA Youth Golf Course and he would like to investigate that possibility for this land. Al asked Marathon to donate the land, but they would not. Al was going to get appraisals for the land, the COIT shortfall was discovered and no one has heard anything since. The Marathon land did experience a pipeline explosion in 1994, which was cleaned up by Marathon. IDEM has sent a comfort letter to Sheridan stating the land is clean. Holt stated Al is not negative towards this purchase it is a Parks Board decision. County Council has stated if the Parks Department finds land to purchase they will work with them to purchase the land. Holt encouraged County Council and the Commissioners to speak to their Parks Board appointments and encourage them to purchase this land. Holt motioned that the Commissioners give their full support to their Park Board appointments for the acquisition of the Habitat for Humanity and Marathon land and to ask the Parks Board to request funds from the County Council to purchase the land. Altman seconded. Motion carried unanimously. Mr. Snethen stated Sheridan is willing to pursue grants and other financing to help with the purchase. They would also agree to maintain the ground until developed by the Parks Department.

Holt motioned to adjourn. Altman seconded. Motion carried unanimously. Meeting adjourned at 5:30 pm.

**Present**

Christine Altman, Commissioner  
Steven C. Dillinger, Commissioner

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Steven A. Holt, Commissioner  
Robin M. Mills, Auditor  
John Snethen, Sheridan Town Board  
Tom Burtron, Sheridan Town Board  
Michael A. Harwood, Sheridan Town Board  
Linda Williams, Adams Township Trustee  
Jim Wallace, Hamilton County Council  
Brad Davis, Hamilton County Highway Director  
Joel Thurman, Hamilton County Highway Project Engineer  
Dave Tudor, Sheridan Attorney  
Connie Pearson, Sheridan Clerk-Treasurer  
Barbara Crawford  
Barbara Arnold  
Ginny Waitt  
Gary Merrill  
Dwight Boone  
Phil Beer, USI  
Greg Wendling, USI  
Diana Lamirand, Ledger  
Joe Bilby  
Paula Boone  
Kim Rauch, Recording Secretary

APPROVED  
HAMILTON COUNTY BOARD OF COMMISSIONERS

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ATTEST

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Robin M. Mills, Auditor